

3831 Conch

Special Features:

- Beautifully proportioned and meticulously built custom home, designed by renowned architect David Mullican, offering four bedrooms and three bathrooms
- Prime location just 100 steps to the beach - also overlooking the gorgeous Beachside Village crescent nature pond
- Open floor plan featuring cove ceilings and lighting - perfect for entertaining and for family
- Gorgeous soapstone counters on an oversized island which serves as entertaining space, food prep and serving space, and secondary dining space
- Kitchen includes glass cooktop with downdraft exhaust fan and built in double ovens – an Alexa enabled convection oven / air fryer / microwave oven, and a Jenn air oven
- Generous custom kitchen cabinetry
- Built in entertainment area can be closed to hide technology with a sophisticated flair
- Remote controlled gas and ceramic glassed-in fireplace with soapstone surround provides easy and beautiful fires while also serving as a highly efficient secondary heat source in the winter
- All exterior main and second floor doors are Andersen French doors with hurricane locking systems; all windows are beautiful double paned, tilt opening for easy cleaning, and hurricane rated up to 100 mph impact
- Beautiful and functional elevator with capacity for up to 950 pounds reaches all levels, enabling guests access to the full home
- Expansive primary suite is surrounded by windows to take in the sun as it rises over the Gulf of Mexico; French doors open to an extensive wrap around deck. Closet includes a generously proportioned built in dresser and 4 hanging racks. Ensuite bath features marble countertops, glass-enclosed shower and bath with an architectural portal window
- Guest bedroom on the main floor with French doors leading to a private wrap around balcony
- Second-floor guest room closets include a built-in dresser and built in shelving. One guest room exits to the second-floor wrap around balcony and features a westward facing portal accent window
- Home can sleep up to 16 guests
- Stunning gulf and sunrise views from multiple rooms and decks



Holly Campbell Minter

Realtor-Associate

12506 Memorial Drive
Houston, Texas 77024

c 713.775.7213
o 713.558.3300

holly.minter@sothebys.realty
sothebysrealty.com

Martha
Turner

Sotheby's
INTERNATIONAL REALTY

3831 Conch

Special Features (cont'd):

- Recent and rarely used washer/dryer fits beautifully into the second-floor laundry room which also includes shelving and a closet for brooms, irons, and ironing board
- Hunter wood blinds and ceiling fans throughout the home
- Marble counters in every bathroom. Floor to ceiling glass in the main floor guest shower
- Two generous ground floor storage closets with built in shelving in one and a wall shelving system on the other. Clever pull-out main floor storage closet
- Freshly painted exterior, May 2023
- Recent *aluminum* (not galvalume or other alloys) roof with transferable warranty, August 2023. This is the highest quality roof available that meets the newly updated HOA requirements
- Two remotely accessible HVAC zones, units recently replaced, maintained annually
- Tankless gas water heater with remote thermostat and power controller in primary bath
- Security alarm system wired for internet, cell or land-line control, as desired
- Natural wood and wood-style flooring throughout the home makes upkeep a breeze
- Home conveys with all appliances including a second refrigerator/freezer stored in one of the ground floor storage rooms. Refrigerator could be placed in the outdoor kitchen if desired
- Furniture, kitchen ware, and all accessories can also convey with the home
- Generously deep two car garage with automatic remote-controlled doors allows for storage of two cars plus beach toys
- Rare, fully screened-in downstairs patio with outdoor kitchen and shower
- Beautifully landscaped yard with easily maintained native perennials, palms, hydrangeas, roses, and gardenias; remote controlled sprinkler system
- Automatic deck and driveway lighting
- Located in the premier Beachside Village (BSV) neighborhood, with one of the most secure and well-maintained beaches on Galveston Island. Note that the beach has a valuable underground slurry tube to ward off erosion which has protected BSV well over the years



Holly Campbell Minter

Realtor-Associate

12506 Memorial Drive
Houston, Texas 77024

c 713.775.7213
o 713.558.3300

holly.minter@sothebys.realty
sothebysrealty.com

Martha
Turner

Sotheby's
INTERNATIONAL REALTY